

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 6, 2007, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 9, 2007**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

1. [Removal of Bullard Lane From Circulation Element; General Plan Amendment \(GPA\) 06-005, Alpine Community Planning Area \(Spar\)](#)

The project is a proposed amendment to the Circulation Element of the County General Plan and is initiated by the Director of Planning and Land Use. This amendment proposes the removal of the proposed right-of-way alignment for SC 1950, Bullard Lane, from the Circulation Element of the County General Plan. The alignment runs from its northern intersection at Interstate Highway 8 - Dunbar Lane exit and Viewside Lane to its southern link with Bridle Run to Harbison Canyon Road. Bullard Lane currently exists as an unimproved dirt road.

2. **Sprint Nextel Willow Glen Telecommunications Facility; Major Use Permit P05-056, Fallbrook Community Planning Area (Johnston)**

This is a request from Sprint Nextel for a Major Use Permit to construct and operate an unmanned wireless facility and associated equipment shelter at 2119 Mission Road in the Fallbrook Planning area. The project will occupy approximately 230 square feet of the 1.5-acre parcel. The proposed Sprint-Nextel facility consists of a faux pine tree 45 feet in height with antennas and an associated equipment shelter. The proposed faux tree will carry up to 15 panel type antennas covering three sectors, with up to 5 antennas per sector. The panel antennas would measure 6 feet in height, and would be painted to match the color of the tree. The proposed equipment shelter measures 20 feet x 11.5 feet x 10 feet in height and would be located adjacent to the base of the faux tree. Access to the project is from Mission Road, via an existing driveway.

3. **Lennar Guardhouse; Administrative Permit AD 06-070, San Dieguito Community Planning Area (Aquino)**

The project is for an Administrative Permit for a gate entry structure. The San Dieguito Planning Group is appealing the decision of the Director of Planning and Land Use to approve the gate entry structure. The Administrative Permit is to allow a gate entry structure exceeding a 12-foot height requirement to 35 feet. The 398 square-foot guardhouse is proposed on the future The Lakes Drive roadway, currently named Old Course Road, located 188 feet north of the roadway Camino del Sur. The site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area and General Plan (21) Specific Plan Area. Zoning for the site is S88 (Specific Planning Area Use Regulations) within the Santa Fe Valley Specific Plan. The site is currently under roadway construction and improvements. Access would be provided by The Lakes Drive.

4. **Swaim Subdivision; Tentative Map, TM 5356RPL²; Lakeside Community Planning Area (Caldwell)**

The project is a Tentative Map (TM 5356RPL²) for the development of the Swaim Subdivision. The project consists of nine single-family lots on 4.54 acres. The site is currently vacant. The project site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (5) Residential (4.3 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RS3) Single-Family Residential Land Use Regulation (3 dwelling units per acre). The project site is located at 9288 Adlai Road opposite Vecinio Del Este Place.

5. Calavo Tentative Map; Tentative Map, TM 5350, Fallbrook Community Planning Area (Konar)

This is a Tentative Map to subdivide 3.7 acres into six single-family residential lots. The proposed lots range in size from 0.52 to 0.82 gross acres. The lots are consistent with the minimum lot size requirement for the RR2 zone (0.5 acre). Proposed grading includes 8,000 cubic yards of cut and 12,900 cubic yards of fill with the balance to be imported. Sewer and water services are available to serve the project. Access will be from a proposed private road easement from Calavo Road. The project site is located on the east side of Calavo Road, between Pepper Tree Lane and Sea Larke Drive within the Fallbrook Community Planning area. The surrounding area in all four directions is characterized by single-family residences. The General Plan Land Use is (3) Residential and the property is zoned RR2, Rural Residential.

6. Sprint Nextel Telecommunications Facility at Buckman Springs; Major Use Permit, P06-018, Central Mountain Subregional Plan Area (Ramaiya)

The application is for a Major Use Permit to authorize a wireless telecommunication facility in accordance with Sections 6985 and 7350 et seq. of the Zoning Ordinance. The project proposes the installation and operation of telecommunication facility disguised as a faux mono-broadleaf tree of 50 feet in height with 12 panel antennas located at a height of 46 feet. The associated equipment cabinets will be housed within an equipment enclosure measuring 20 feet by 11.5 feet by 10 feet. Additional shrubs and trees will be used to screen the proposed project. The General Plan designates this site as (23) National Forest and State Parks in the Environmentally Constrained Area (ECA) and the Use Regulation is A72 (General Agricultural). The project site is located at 4277 Buckman Springs Road near the intersection of Old Highway 80.

7. County Counsel's Quarterly Report on Legal Developments (Taylor, OCC)

County Counsel's quarterly report to the Commission on legal developments in Planning and Land Use.

Administrative Items

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**
- G. Discussion of correspondence received by Planning Commission.**

Department Report**H. Scheduled Meetings.**

April 20, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 4, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 18, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 1, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 15, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 29, 2007	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans----- Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings----- No appeal necessary since staff will

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automatically transmit case to Board of Supervisors.

Administrative Appeals, Variances,
Minor Use Permits, Plan Amendment
Authorizations-----

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No appeal possible to Board of Supervisors; Planning Commission action is final.